



CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2008

TO: Mayor and Councilmembers

FROM: Engineering Division, Public Works Department

SUBJECT: Approval Of Map And Execution Of Agreements For 2067 Eucalyptus Hill Road

RECOMMENDATION:

That Council approve and authorize the City Administrator to execute and record County Parcel Map No. 14,674 for a subdivision at 2067 Eucalyptus Hill Road (finding the Parcel Map in conformance with the State Subdivision Map Act, the City's Subdivision Ordinance, and the Tentative Subdivision Map), and other standard agreements relating to the approved subdivision.

DISCUSSION:

A Tentative Map for a subdivision located at 2067 Eucalyptus Hill Road (Attachment 1) was conditionally approved on August 16, 2007 by adoption of the Planning Commission's (PC) Conditions of Approval, Resolution No. 031-07 (Attachment 2). The project involves the subdivision of an existing 11.51-acre lot located in large part (9.33 acres) within the County of Santa Barbara's jurisdiction, with the remainder (2.18 acres) falling under the City's jurisdiction (Attachment 3). The subdivision will create two new parcels. Parcel 1 will be 5.01 acres and with two development envelopes. Parcel 2 will be 6.50 acres with one development envelope. Each lot will have portions of the lot crossing jurisdictional boundaries into the City at the southerly end.

In accordance with the PC's approval, the Owners (Attachment 4) have signed and submitted the Parcel Map and the subject Agreements to the City, tracked under Public Works Permit No. PBW2008-00356. It is necessary that Council approve the Parcel Map since it conforms to all the requirements of the Subdivision Map Act and the Municipal Code applicable at the time of the approval of the Tentative Map (Municipal Code, Chapter 27.09.060).

Staff recommends that Council authorize the City Administrator to execute the subject *Agreement Relating to Subdivision Map Conditions Imposed on Real Property*. The *Agreement Assigning Water Extraction Rights* is being processed concurrently with this Council Agenda Report, but will be signed by the Public Works Director in accordance with City Council Resolution No. 02-131.

THE PARCEL MAP IS AVAILABLE FOR REVIEW IN THE CITY CLERK'S OFFICE.

- ATTACHMENT(S):**
1. Vicinity Map
 2. Conditions that are required to be recorded concurrent with County Parcel Map No. 14,674 by the Planning Commission Conditions of Approval, Resolution No. 031-07
 3. Map showing parcel split and City and County Boundaries
 4. List of Owners/Trustees

PREPARED BY: Homer F. Smith II, Principal Engineer/VJ/kts

SUBMITTED BY: Christine F. Andersen, Public Works Director

APPROVED BY: City Administrator's Office

ATTACHMENT 1

Vicinity Map 2067 Eucalyptus Hill Rd



Not to Scale

**CONDITIONS THAT ARE REQUIRED TO BE RECORDED CONCURRENT WITH
COUNTY PARCEL MAP NO. 14,674 BY PLANNING COMMISSION CONDITIONS OF
APPROVAL, RESOLUTION NO. 031-07
2067 EUCALYPTUS HILL ROAD**

Said approval is subject to the County Conditions of Approval listed in the County Planning Action Letter dated March 30, 2007:

This Tentative Parcel Map is based upon and limited to compliance with the project description, the Montecito Planning Commission hearing exhibits marked A-D, dated March 29, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the Planning & Development Department for conformity with this approval. Deviations may require modification to the map and/or further environmental review. Deviations without the above described approval will constitute a violation of approval.

The project description is as follows:

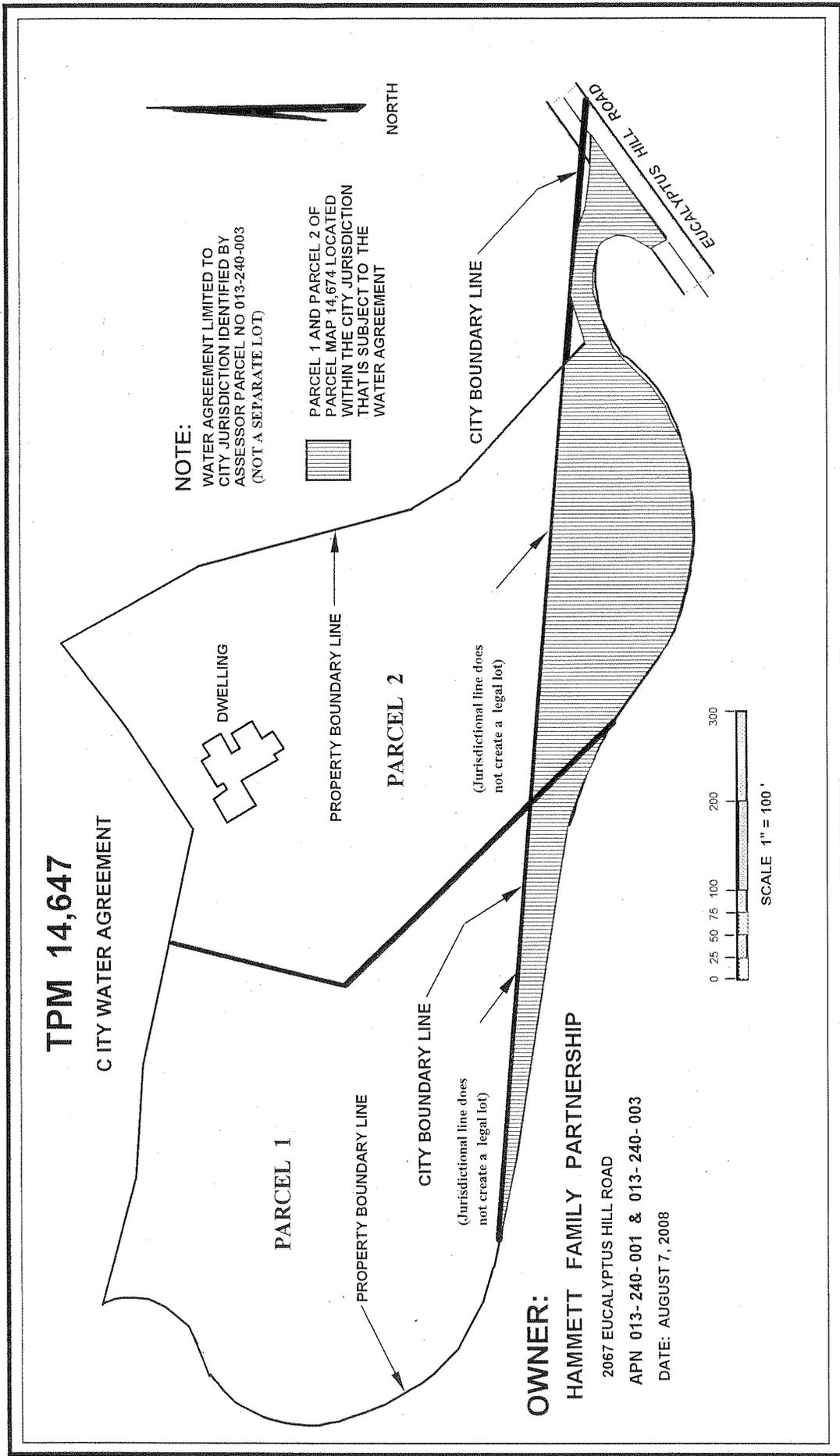
The request is for a Tentative Parcel Map (TPM 14,674) to divide one legal lot of 11.51 gross acres into two lots of 5.01 acres (Proposed Parcel 1) and 6.50 acres (Proposed Parcel 2.) Proposed Parcel 1 is currently undeveloped and no new development is proposed as part of the lot split request. Development envelopes have been designated on both proposed parcels to confine site preparation activities (grading for utilities, access, future structures, etc.). Existing and future structural development would also be restricted to the area within the building envelopes depicted on the map. Proposed Parcel 1 would have two development envelopes and Proposed Parcel 2 would have one envelope. The southerly building envelope on Proposed Parcel 1 would be limited to unplumbed structures.

The proposed lot line would run north-south. The majority of the project site would be located within the jurisdiction of Santa Barbara County. However, the southern portion of the existing lot and portions of both proposed parcels would be located within the City of Santa Barbara's jurisdiction.

The property is currently developed with an existing 2,352 square foot single-family residence (located on Proposed Parcel 2) with an attached 789 square foot garage and a 216 square foot shed. An existing gardener's shed located on Proposed Parcel 1 would be removed as part of the project.

Access to the proposed parcels would be taken via an existing, improved 15 foot-wide private driveway from Eucalyptus Hill Road. The existing residence (to be located on Proposed Parcel 2) is currently served by the City of Santa Barbara Water District, the Montecito Fire District and the Montecito Sanitary District. All future development on Proposed Parcel 1 would be served by the Montecito Sanitary District, the Montecito Water District and the Montecito Fire Department. Proposed Parcel 1 has an existing Montecito Water District meter and an existing connection to the Montecito Sanitary District sewer main is stubbed out for future service. A private lift station for the sewer system would be required in order to serve future development on Proposed Parcel 1.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.



ATTACHMENT 4

LIST OF OWNERS

2067 Eucalyptus Hill Road

Benjamin Hammett, Managing Member

Ruth Hammett, Managing Member